

Fill in this information to identify the case:

Debtor 1 Sharell Bailey
Debtor 2 Carolyn Bailey
(Spouse, if filing)
United States Bankruptcy Court for the: Eastern District of Michigan (State)
Case number 15-51322-mbm

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See bankruptcy rule 3002.1

Name of creditor: Seterus, Inc., as authorized servicer for
Federal National Mortgage Association ("Fannie Mae"), a corporation
organized and existing under the laws of the United States of America

Court claim no. (if known): 9-1

Last four digits of any number you use to identify the debtor's account:

2334

Date of payment change:

Must be at least 21 days after date 2/1/2018 of this notice

New total payment:

\$356.90

Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

Will there be a change in the debtor's escrow account payment?

- ☐ No Yes Attach a copy of the escrow account statement prepared in a form consistent with applicable non-bankruptcy law.
☒ Yes Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$110.22 New escrow payment: \$108.91

Part 2: Mortgage Payment Adjustment

Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable rate note?

- ☒ No
☐ Yes Attach a copy of the rate change notice prepared in a form consistent with applicable non-bankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____ % New interest rate: _____ %

Current principal and interest payment: \$247.99 New principal and interest payment: \$247.99

Part 3: Other Payment Change

Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
☐ Yes Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect)
Reason for change: _____

Current mortgage payment: \$358.21 **New mortgage payment:** \$356.90

Debtor 1 Sharell Bailey
First Name Middle Name Last Name

Case number (if known) 15-51322-mbm

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box

☐ I am the creditor

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Michael P. Hogan Date 12/15/2017
Signature

Print: Michael P. Hogan P63074 Title Bankruptcy Attorney
First name Middle Name Last name

Company SCHNEIDERMAN & SHERMAN, P.C.

Address 23938 Research Drive, Suite 300
Number Street
Farmington Hills, Michigan 48335
City State Zip Code

Contact phone 248-539-7400 Email: mhogan@sspclegal.com

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN

In The Matter of:

Sharell Bailey
Carolyn Bailey

Chapter 13
Case 15-51322-mbm
Judge McIvor

STATE OF MICHIGAN
COUNTY OF OAKLAND

PROOF OF SERVICE

Michael P. Hogan, being first duly sworn, deposes and says that he is employed by SCHNEIDERMAN & SHERMAN, P.C., Attorneys at Law, and that on the 15th day of December, 2017, a copy of the Payment Change Notice was served upon the following parties either electronically, or by depositing said copies in the U.S. Mail, postage paid:

Sharell Bailey
Carolyn Bailey
23026 Timberline
Southfield, MI 48033

David Wm Ruskin
26555 Evergreen
Suite #1100
Southfield, MI 48076

Noel Aaron Cimmino
17515 W 9 Mile Rd.
Ste. 420
Southfield, MI 48075

I certify under penalty of perjury that the foregoing is true and correct.

/S/ Michael P. Hogan
Michael P. Hogan (P63074)
mhogan@sspclegal.com
Attorney for
Seterus, Inc., as authorized subservicer for Federal National
Mortgage Association ("Fannie Mae"), a corporation organized
and existing under the laws of the United States of America
23938 Research Drive, Suite 300
Farmington Hills, Michigan 48335
248-539-7400

ESCROW ACCOUNT STATEMENT			
Analysis Date:		12/05/17	
Loan Number:		[REDACTED]	
Current Payment		New Payment Effective 02/01/18	
Principal and Interest	\$247.99	Principal and Interest*	\$247.99
Escrow	\$110.22	Escrow	\$108.91
Total Current Payment	\$358.21	Total NEW Payment*	\$356.90
<p>* The principal and interest payments reflect the contractual amount due under the note, which can be modified with a mutually agreed upon payment plan. In addition, the new principal and interest payment and the total new payment may not reflect any changes due to interest rate adjustments. You will receive a separate notice for interest rate adjustments.</p>			

Seterus, Inc. is the servicer of the above referenced loan. In accordance with federal guidelines, your escrow account is reviewed at least once a year to determine if sufficient funds are available to pay your taxes and/or insurance. Your escrow payment will be a minimum of the total anticipated disbursements divided by the number of scheduled installments due in the next 12 months. This payment will increase if you have a post-petition shortage and/or deficiency. This statement provides a history of actual escrow account activity and a projection of the escrow account activity for the next 12 months.

Our records indicate a petition for Bankruptcy was filed on July 29, 2015. Pursuant to that petition, we have filed a proof of claim with the Bankruptcy court. Any shortage and/or deficiency listed under the Proof of Claim section will be excluded from your future scheduled escrow payment as these amounts will be added to your pre-petition arrearage and collected in your bankruptcy plan payment.

[illegible]

ACTUAL ESCROW ACCOUNT HISTORY							
	Payments to Escrow		Payments from Escrow		Description	Escrow Balance	
	Projected	Actual	Projected	Actual		Projected	Actual
Beginning Balance Date						\$330.62	\$858.98
02/01/17	110.22	110.22	0.00	0.00		440.84	969.20
03/01/17	110.22	123.17*	0.00	0.00		551.06	1,092.37
04/01/17	110.22	246.34*	0.00	0.00		661.28	1,338.71
05/01/17	110.22	123.17*	0.00	0.00		771.50	1,461.88
06/01/17	110.22	0.00*	0.00	0.00		881.72	1,461.88
07/01/17	110.22	220.44*	460.83-	405.60-*	CITY	531.11	1,276.72
08/01/17	110.22	110.22	0.00	0.00		641.33	1,386.94
09/01/17	110.22	220.44*	0.00	0.00		751.55	1,607.38
10/01/17	110.22	0.00*	299.73-	339.18-*	HAZARD INS	562.04	1,268.20
11/01/17	110.22	110.22	0.00	0.00		672.26	1,378.42
12/01/17	110.22	551.10*	562.04-	562.04-	CITY	220.44	1,367.48
01/01/18	110.22	0.00	0.00	0.00		330.66	1,367.48
Total	\$1,322.64	\$1,815.32	\$1,322.60-	\$1,306.82-			
* indicates a difference from a previous estimate either in the date or the amount.							
** indicates escrow payment made during a period where the loan was paid ahead.							
NOTE – This analysis was prepared in advance of the escrow payment change date. Therefore, the projected beginning balance for the next 12 months estimates that you have paid all the required scheduled installments as shown in your actual account history and that all scheduled disbursements have been made from your escrow account.							